

## REQUEST FOR COUNCIL ACTION

MEETING  
DATE: 10-20-03

69/

AGENDA SECTION:  
CONTINUED PUBLIC HEARINGS

ORIGINATING DEPT:  
PLANNING

ITEM NO.

E-2

ITEM DESCRIPTION: Final Plat #02-28 by Denny Peterson to be known as Pine Ridge Estates Fifth Subdivision. The Plat proposes to subdivide approximately 20.98 acres of land into 37 lots for single family detached dwellings and 1 outlot for a future park. The plat also dedicates the right-of-way for new public roadways. The property is located east and north of Ponderosa Drive SW and allows for the continuation of Red Pine Avenue SW.

PREPARED BY:  
Theresa Fogarty,  
Planner

October 16, 2003

**NOTE:** See attached memorandum from City Administration.

### Planning Department Review:

See attached staff report dated October 1, 2003, recommending approval subject to the following conditions:

1. Prior to recording, the final plat shall be revised, as follows:
  - a. Rename the roadway labeled Monterey Drive SW to "Monterey Street SW".
  - b. Change the portion of Red Pine Avenue SW north of the intersection with Redwood Lane SW to "Red Pine Lane SW".
  - c. Rename Woodcrest Lane SW to "Ponderosa Place SW".
2. A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 25, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.
3. Parkland dedication shall be met as outlined in the September 18, 2003 memorandum from Rochester Park and Recreation Department.
4. The applicant shall provide surety that guarantees the site will be fully restored after the completion of the excavation activity. Said surety must be provided prior to commencement of grading activities on the property.
5. Prior to the issuance of building permits for any lots within this plat, the secondary access to serve the development shall be constructed and approved by the City Engineer, as stated in the executed Development Agreement.

### Council Action Needed:

1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.

### Attachments:

1. Staff report, dated, October 1, 2003.

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

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RCA

October 16, 2003

**Distribution:**

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, October 20, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
6. Yaggy Colby Associates



- MONUMENTS**
- Set 1/2" Rebar
  - Set 3/4" Iron Pipe
  - Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 22422.

**BEARINGS**  
Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



# PINE RIDGE ESTATES FIFTH SUBDIVISION



YAGGY COLBY ASSOCIATES  
ENGINEERS ARCHITECTS  
LANDSCAPE ARCHITECTS  
PLANNERS  
222 E. WYOMING AVENUE, SUITE 100  
MINNEAPOLIS, MINN. 55401  
TEL: 822-1111 FAX: 822-1111  
WWW.YCASSOCIATES.COM

UNPLATTED

WOODLAND HILLS

UNPLATTED

PINE RIDGE ESTATES FOURTH SUBDIVISION

OUTLOT A

PINE RIDGE ESTATES FOURTH SUBDIVISION

CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHORD BEARING
1	105.45	15°48'37"	383.00	105.11	89°03'20"
2	78.84	14°26'57"	312.00	79.73	89°03'20"
3	85.71	08°12'11"	868.47	85.82	354°01'00"
4	104.30	08°12'11"	728.47	104.21	354°01'00"
5	88.46	18°46'18"	270.00	88.04	07°30'14"
6	3.53	09°44'58"	270.00	3.53	187°15'52"
7	112.43	18°31'15"	330.00	111.88	187°52'43"
8	75.48	37°16'07"	130.00	74.43	286°43'08"
9	73.86	32°33'02"	130.00	72.87	317°38'44"
10	54.86	24°10'51"	130.00	54.48	346°01'41"
11	109.86	80°00'00"	70.00	88.99	133°07'06"
12	36.43	09°04'33"	230.00	36.38	07°36'23"
13	76.83	18°05'18"	230.00	76.27	18°44'18"
14	76.83	18°36'15"	230.00	76.46	36°04'06"
15	76.83	18°36'15"	230.00	76.27	26°43'00"
16	85.74	21°21'35"	230.00	85.25	76°11'33"
17	5.00	01°14'15"	230.00	5.00	87°28'43"
18	154.68	52°07'30"	170.00	148.38	62°03'21"
19	112.38	37°52'30"	170.00	110.34	17°03'21"
20	43.36	41°24'35"	60.00	42.43	87°24'48"
21	43.36	41°24'35"	60.00	42.43	07°24'48"
22	62.83	60°00'00"	60.00	60.00	118°07'06"
23	62.83	60°00'00"	60.00	60.00	178°07'06"
24	62.83	60°00'00"	60.00	60.00	238°07'06"
25	43.36	41°24'35"	60.00	42.43	288°48'23"
26	43.36	41°24'35"	60.00	42.43	288°48'23"
A	80.36	41°47'32"	330.00	80.11	248°13'28"
B	100.00	08°12'11"	868.47	99.82	354°01'00"
C	102.21	18°31'15"	330.00	101.72	07°52'43"
D	157.08	80°00'00"	100.00	141.42	313°07'06"
E	314.16	80°00'00"	200.00	282.84	43°07'06"

**UTILITIES EASEMENT DEFINED**  
An unobstructed easement for the installation and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and turning on said easement.

U.E. = UTILITY EASEMENT

**DRAINAGE EASEMENT DEFINED**

An unobstructed easement for the installation and maintenance of underground and surface drainage facilities and utility easement.

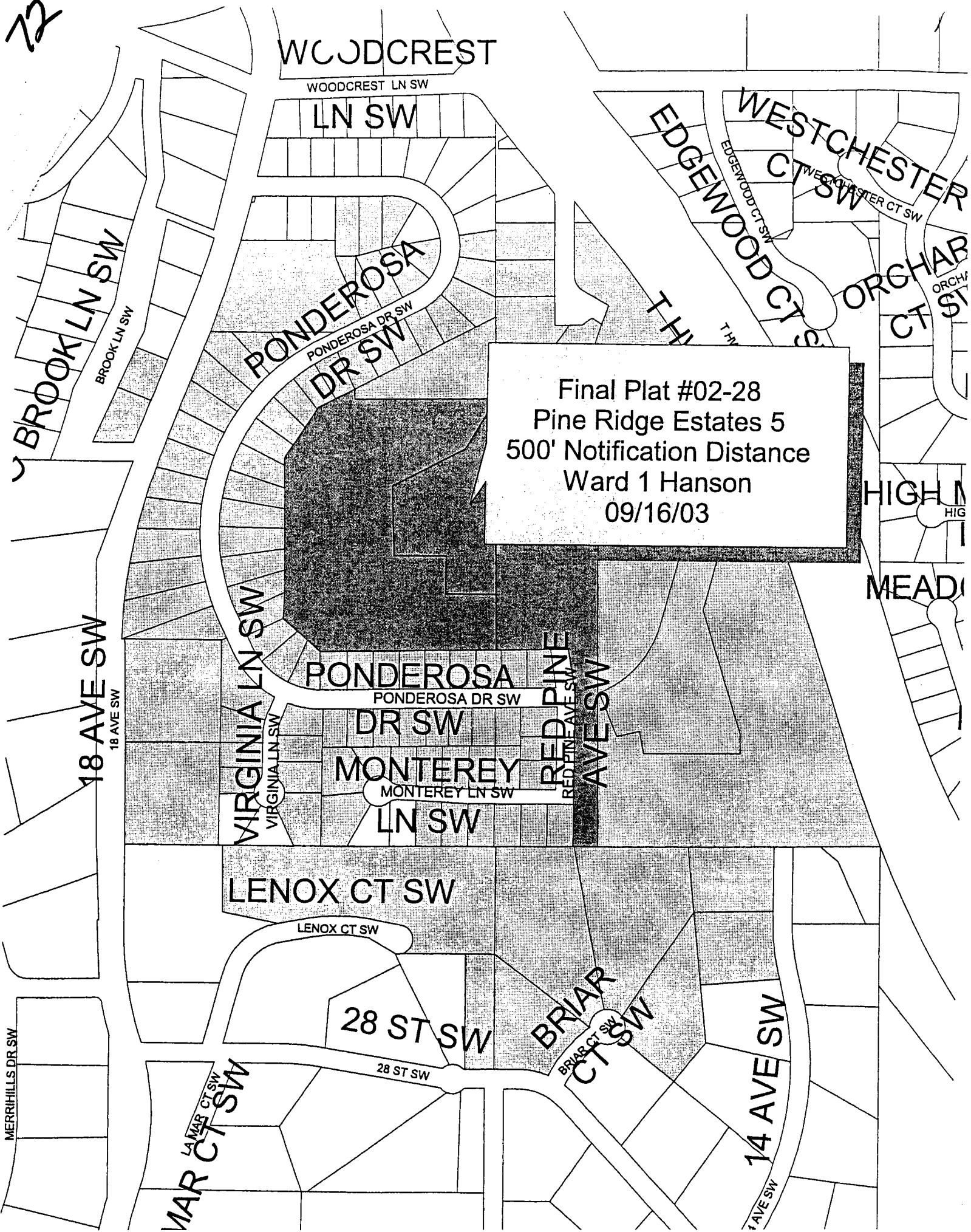
2-4085 - DRAINAGE EASEMENT

PINE RIDGE ESTATES FIFTH SUBDIVISION

PLANNING DEPARTMENT 2 OF 2

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Final Plat #02-28  
Pine Ridge Estates 5  
500' Notification Distance  
Ward 1 Hanson  
09/16/03

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2265 Ponderosa Drive SW  
Rochester, MN 55902-1109  
September 29, 2003

Mr. Brent Svenby  
Rochester/Olmsted Consolidate Planning Department  
2112 Campus Drive SE  
Rochester, MN 55904

Re: Final Plat #02-28 by Denny Peterson – Pine Ridge Estates 5<sup>th</sup> Subd.

Dear Mr. Svenby:

I recently received a notice in the mail from the City Clerk regarding this matter. I would like to make my concerns known to you. I will also forward a copy of this letter to Councilmember Hanson.

I have no outright objections to Mr. Peterson's plan. I support the general development plan. I reside in the neighborhood. **My only request is that Mr. Peterson be required to complete the paving of the other areas of the development** before final approval is given for additional work.

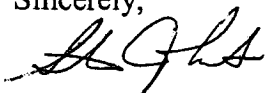
I purchased a lot in Pine Ridge Estates 2<sup>nd</sup> subdivision about five years ago. The street in front of my home still does not have the final layer of asphalt applied. This causes problems with snow removal in the winter. The manhole covers stick up about 1½ inches above the surrounding pavement. When the city plows come through they hit these covers. I have found pieces of the leading edge of the plow blade laying on the boulevard. This cannot be a pleasant experience for the plow driver and must cause some repair expense for the city. Last year there was some apparent attempt to mitigate this by putting hot mix asphalt around these covers and tapering the edge out a few feet in every direction from the covers. This only resulted in the plow blades shaving this asphalt off the roadway and showering the boulevards with asphalt. These chunks of debris damaged my snow blower on two occasions while clearing my driveway. I do not blame the City for this damage.

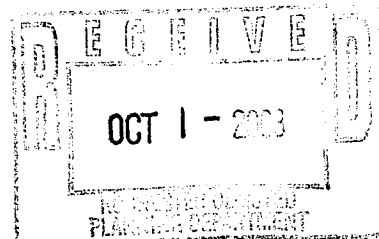
The lack of the final layer of asphalt also makes it somewhat unpleasant to drive down the street. You have to drive around the various covers and there is a rather unpleasant bump in the vicinity of 2242 Ponderosa Drive SW.

I wish Mr. Peterson well in the continued development of the area but I believe he should finish his previous projects first.

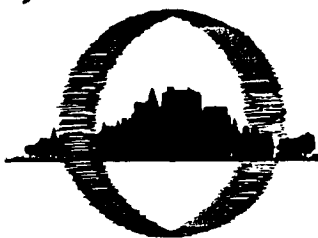
Thank you for your consideration.

Sincerely,

  
Steven Johnston



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# ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF

*Olmsted*

[www.olmstedcounty.com/planning](http://www.olmstedcounty.com/planning)

**TO: Rochester Common Council**

**FROM: Theresa Fogarty, Planner**

**DATE: October 1, 2003**

**RE: Final Plat #02-28 by Denny Peterson to be known as Pine Ridge Estates Fifth Subdivision. The Plat proposes to subdivide approximately 20.98 acres of land into 37 lots for single family detached dwellings and 1 outlot for a future park. The plat also dedicates the right-of-way for new public roadways. The property is located east and north of Ponderosa Drive SW and allows for the continuation of Red Pine Avenue SW.**

## **Planning Department Review:**

**Applicant/Owner:**

Denny Peterson  
11010 County Road 15  
Plymouth, MN 55441

**Surveyors/Engineers:**

Yaggy Colby Associates  
717 Third Avenue SE  
Rochester, MN 55904

**Referral Comments:**

Rochester Public Works Department  
Rochester Park & Recreation Department  
Planning Department – GIS Division

**Report Attachments:**

1. Location Map
2. Copy of Final Plat
3. Referral Comments (3 letters)

## **Development Review:**

**Location of Property:**

The property is located east and north of Ponderosa Drive SW and allows for the continuation of Red Pine Avenue SW.

**Zoning:**

The property is currently zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.

**Proposed Development:**

This development consists of combining the preliminary plats of Pine Ridge Estates 5<sup>th</sup> and Pine Ridge Estates 6<sup>th</sup> totaling approximately 20.09 acres of land to be subdivided into 37 lots for single family development and one outlot.



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**Roadways:**

This plat proposes to dedicate right-of-way for the continuation of one roadway and three new roadway.

The first roadway labeled "Redwood Lane SW" is designed with a 60' right-of-way.

The second roadway labeled "Red Pine Avenue SW" is a continuation from the south and is designed with a 60' right-of-way. The roadway type for Red Pine Avenue SW north of the intersection with Redwood Lane SW needs to be changed. Change that portion of Red Pine Avenue SW to "Red Pine Lane SW".

The third roadway labeled as "Woodcrest Lane SW" is designed with a 66' right-of-way. This roadway needs to be changed as it is likely the roadway will not connect to the existing Woodcrest Lane SW further to the north in Woodland Hills Subdivision. Change the roadway within this plat to "Ponderosa Place SW"

The fourth roadway labeled as "Monterey Drive SW" is designed with a 60' right-of-way. This is an incorrect roadway type. Change Monterey Drive SW to "Monterey Street SW".

**Pedestrian Facilities:**

A Development Agreement has been executed for this property, which addresses the requirements for pedestrian facilities.

**Drainage:**

Grading and Drainage Plans for Pine Ridge Estates 5<sup>th</sup> Subdivision and Pine Ridge Estates 6<sup>th</sup> Subdivision have been approved.

**Wetlands:**

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. The site was studied for wetlands and no wetlands were found.

**Public Utilities:**

Final utility plans have been approved.

**Spillover Parking:**

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 45 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

**Parkland Dedication:**

The City Park and Recreation Department recommends that dedication requirements be met via: Land dedication with the land to be dedicated being Outlot A Pine Ridge Estates 5<sup>th</sup>. Credits estimated to be .71 acres will be established for the excess dedication currently not due at this time. The applicant has deferred dedication in the amount of .25 acres from the May 1999 approval of Pine Ridge Estates 4<sup>th</sup> that will be met via the dedication of the 5.13 acre park outlot.

The applicant has requested an exchange of property with the City (park property) so that the road to be known as Norway Lane SW will better fit the site topography. The Park Department has approved the somewhat minor exchange of land. There is to be no net loss in useable park land as a result of the exchange. The exchange of property will occur after the final platting of the plat.

**General Development Plan:**

This property is included within the Pine Ridge Estates General Development Plan (GDP).

**Preliminary Plat Staff Review and Recommendation:**

A preliminary plat for Pine Ridge Estates 5<sup>th</sup> Subdivision was approved by the Council on July 15, 2002. The approval of the preliminary plat was subject to ten (10) conditions: The conditions are listed below:

1. ***The Plat shall be revised:***
  - a. ***Renaming the roadway labeled "Norway Lane SW", keeping "Lane" and the directional of "SW".***
  - b. ***Identifying all easements intended to contain storm sewer as Drainage & Utility Easements.***
  - c. ***Modifying the proposed easements located between Lots 11 & 12, Block 1, and between Lots 17 & 18, Block 1 to extend at a minimum 10 feet on either side of the proposed storm pipe.***
2. ***Pedestrian facilities are required, at the expense of the developer, along both sides of all new public roadways including along the road frontage of Outlot A..***
3. ***Dedication of parkland and the exchange of parkland shall be handled in the form outlined in the June 19, 2002 Memorandum from the Rochester Park and Recreation Department.***
4. ***Secondary access to this development must be provided prior to Final Plat approval for all of the 27 lots proposed within this development, consistent with Section 64.127 of the LDM.***



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5. ***Storm Water Management shall be required and a Storm Water Management charge for participation in the City's Storm Water Management Plan shall apply for the development of this property.***
6. ***The developer shall provide water services sized as 1 ½" to minimize pressure losses during higher demand times and shall take into account the design of the interior plumbing systems for each home.***
7. ***Street grades shall be lowered to below elevation 1212 (the same highpoint elevation as Pine Ridge Estates Fourth Subdivision, to the south) providing static pressure at the minimum elevation allowed by the MN Department of Health.***
8. ***The Owner shall incorporate noise abatement designs into the buildings constructed within this development, in compliance with State and/or Federal Noise Abatement Regulations, and waive its right to request future government provision of any noise abatement related to T.H. 52.***
9. ***The Developer shall enter into a Development Agreement with the City of Rochester that outlines the obligations of the applicant relating, but not limited to; Traffic Improvement District charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access control, extension of utilities to adjacent properties, and contributions for public infrastructure, as well as timing for required payment of all development related charges.***
10. ***The applicant shall provide surety that guarantees the site will be fully restored after the completion of the excavation activity. Said surety must be provided prior to commencement of grading activities on the property.***

A preliminary plat for Pine Ridge Estates 6<sup>th</sup> Subdivision was approved by the Council on October 7, 2002. The approval of the preliminary plat was subject to nine (9) conditions: The conditions are listed below:

1. ***The Plat shall be revised:***
  - a. ***Renaming the roadway labeled "Monterey Drive SW" to "Monterey Street SW".***
2. ***Pedestrian facilities are required, at the expense of the developer, along both sides of the entire front of all new public roadways including along the road frontage of Outlot A..***
3. ***Dedication of parkland shall be handled in the form outlined in the August 22, 2002 Memorandum from the Rochester Park and Recreation Department.***
4. ***Secondary access to this development must be provided prior to Final Plat approval for all of the 10 lots proposed within this development, consistent with Section 64.127 of the LDM.***
5. ***Storm Water Management shall be required and a Storm Water Management charge for participation in the City's Storm Water Management Plan shall apply for the development of this property. In addition to contribution for Storm Water Management, the Owner shall provide permanent erosion control features downstream of this site.***

6. *The developer shall provide water services sized as 1 ½" to minimize pressure losses during higher demand times and shall take into account the design of the interior plumbing systems for each home.*
7. *Street grades shall be lowered to below elevation 1211 (the same highpoint elevation as the previous subdivision to the west) providing static pressure at the minimum elevation allowed by the MN Department of Health.*
8. *The Owner shall incorporate noise abatement designs into the buildings constructed within this development, in compliance with State and/or Federal Noise Abatement Regulations, and waive its right to request future government provision of any noise abatement related to T.H. 63. The Owner shall execute a Noise / Air Space Easement prepared by the City of Rochester.*
9. *The Developer shall enter into a Development Agreement with the City of Rochester that outlines the obligations of the applicant relating, but not limited to; Traffic Improvement District charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access control, extension of utilities to adjacent properties, and contributions for public infrastructure, as well as timing for required payment of all development related charges.*

**Planning Staff Review and Recommendation:**

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.225 and would recommend approval subject to the following modifications / conditions:

1. *Prior to recording, the final plat shall be revised, as follows:*
  - a. *Rename the roadway labeled Monterey Drive SW to "Monterey Street SW".*
  - b. *Change the portion of Red Pine Avenue SW north of the intersection with Redwood Lane SW to "Red Pine Lane SW".*
  - c. *Rename Woodcrest Lane SW to "Ponderosa Place SW".*
2. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the September 25, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*
3. *Parkland dedication shall be met as outlined in the September 18, 2003 memorandum from Rochester Park and Recreation Department.*
4. *The applicant shall provide surety that guarantees the site will be fully restored after the completion of the excavation activity. Said surety must be provided prior to commencement of grading activities on the property.*
5. *Prior to the issuance of building permits for any lots within this plat, the secondary access to serve the development shall be constructed and approved by the City Engineer, as stated in the executed Development Agreement.*

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# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 09/29/03

The Department of Public Works has reviewed the **REVISED** application for Final Plat #02-28 for the Pine Ridge Estates Fifth Subdivision (including the area originally identified on the Pine Ridge Estates 6<sup>th</sup> Preliminary Plat). The following are Public Works comments on this request from 9/18/03. **Public Works has no new comments based on the revised plat submitted 9/22/03:**

1. A Development Agreement has been executed for this Property.
2. A City-Owner Contract has been executed for this Property.
3. The Substantial Land Alteration permit that will be required for the proposed grading of this property will require a restoration surety in a form and an amount approved by the City Engineer.

Charges/fees applicable to the development of this property have been addressed in the City-Owner Contract & Development Agreement. The City acknowledges payment of development charges for SAC, J8729 WAC, Substandard Street Reconstruction, Storm Water Management, First Seal Coat, and Street Signage. The following additional development charges as specified in the Development Agreement and shall be paid by the Owner subject to the terms of the Agreement:

- ❖ Bamberwood Transportation Improvement District
- ❖ Contribution for Pedestrian Facilities along 18<sup>th</sup> Ave as specified in the Development = \$5,028.35 (charge due prior to recording Final Plat)



ROCHESTER PARK AND RECREATION DEPARTMENT  
201 FOURTH STREET SE  
ROCHESTER MINNESOTA 55904-3769  
TELE 507-281-6160  
FAX 507-281-6165

## MEMORANDUM

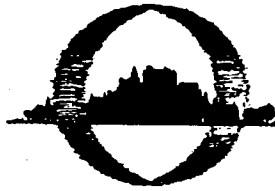
DATE: September 18, 2003  
TO: Jennifer Garness  
Planning  
RE: Pine Ridge Estates 5<sup>th</sup>  
Preliminary Plat #02-28 \*\*REVISED\*\*

Acreage of plat.....	20.98 acres
Number of dwelling units.....	37 units
Density factor.....	.0244
Dedication .....	.90 acres
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Land dedication with the land to be dedicated being Outlot A Pine Ridge Estates 5th. Credits estimated to be .71 acres will be established for the excess dedication currently not due at this time. The applicant has deferred dedication in the amount of .25 acres from the May 1999 approval of Pine Ridge Estates 4<sup>th</sup> that will be met via the dedication of the 5.13 acre park outlot.

The applicant has requested an exchange of property with the City (park property) so that the road to be known as Norway Lane SW will better fit the site topography. Park Department staff has approved the somewhat minor exchange of land. There is to be no net loss in useable park land as a result of the exchange. The exchange of property will occur after the final platting of the plat.

SEP 25



COUNTY OF  
*Olmsted*



Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

## PLAT REFERRAL RESPONSE

**DATE:** September 25, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:** Pam Hameister, Wendy Von Wald; Bill Anderson

**RE:** PINE RIDGE ESTATES FIFTH  
FINAL PLAT #02-28

**UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.**

**E911 ADDRESSING FEE: \$760.00 (38 LOTS/ADDRESSES)**

**GIS IMPACT FEE: \$390.00 (38 LOTS/OUTLOTS)**

**Notes:** 1. Additional E911 Addressing fees may be required upon Site Plan review.  
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Monterey Drive SW is using an incorrect roadway type.

**RECOMMENDATION:** Change Monterey Drive SW to **MONTEREY STREET SW**.

2. Red Pine Avenue north of its intersection with Redwood Lane SW also needs the roadway type changed.

**RECOMMENDATION:** Change that portion of Red Pine Ave SW to **RED PINE LANE SW**.

3. Woodcrest Lane SW as platted, needs be changed as it is likely the roadway will not connect to the existing Woodcrest Lane SW further to the north in Woodland Hills Subdivision.

**RECOMMENDATION:** Change Woodcrest Lane SW in this plat to **PONDEROSA PLACE SW**.

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